



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

FAX 410-313-3467  
TDD 410-313-2323

**TECHNICAL STAFF REPORT**  
**Planning Board Meeting of August 21, 2014**  
**Beginning at 7:00 p.m.**

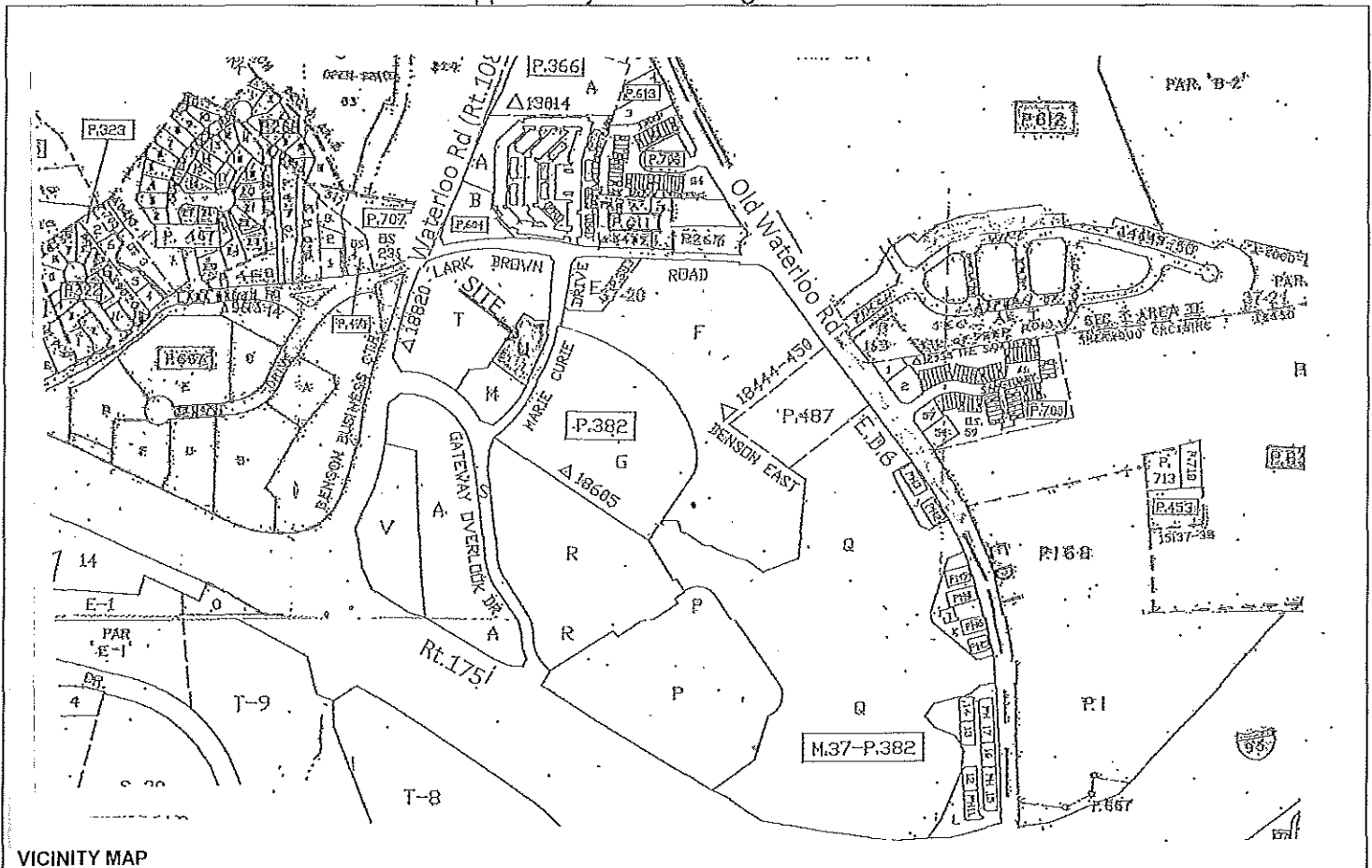
**Case No./Petitioner:** SDP-07-036c/Costco Wholesale Corporation, Petitioner

**File Name:** SDP-07-036/Benson East, Parcel U; Gateway Overlook Shopping Center; Costco Gasoline Service Station

**Request:** For approval of red-line revisions to the site plan for construction of two additional gas pumps (for a total of eight); extension of the existing canopy, relocation and reduction of the recharge facility from 12' X 22' to 8' X 7', relocation of the bus stop, realignment of the sidewalk and installation of related landscaping on the Costco Gasoline Station Parcel U.

**Location:** Parcel U is located on the west side of Marie Curie Drive, north of Gateway Overlook Drive in the Benson East Subdivision, zoned New Town Employment Center Commercial, containing 1.0596 acres of land, in the Sixth Election District of Howard County, MD.

**Recommendation:** The Department of Planning and Zoning recommends **approval** of the red line revisions to SDP-07-036c subject to compliance with reviewing agency comments and any conditions of approval by the Planning Board.



VICINITY MAP

Vicinal Properties:

The subject property is identified as Parcel U of the Benson East Subdivision, situated on the west side of Marie Curie Drive, adjoining Parcel M to the south and Parcel T to the west and north. Parcel U is improved with a Costco Gasoline Service station currently consisting of six gas pumps, a kiosk, related parking and recharge facility. Surrounding parcels are improved with a Costco Center Retail Store on Parcel G, a Lowes Home Improvement Center on Parcel P, a bank on Parcel M, one-story retail buildings on Parcels T and R, a bank and three restaurant buildings on Parcel A, Single-Family Attached Units on Parcels J, K and L and a storm water management facility on Open Space Parcel V. The Benson East Subdivision is zoned New Town with Employment Center-Commercial, Apartment and Open Space-Credited Land Uses.

Subdivision History:

F-05-58/Benson East; Parcels A to M and O.S.Parcels N & O; Recorded 12/12/05  
 F-06-102/Benson East; Parcels P, R, T & U, Non-Buildable Parcel.S & O.S.Parcels Q & V; Recorded 7/20/06  
 F-07-27/Benson East, Par.G - to add easements; Recorded 10/26/06  
 FDP-240-A/Benson East; Recorded 1/25/06  
 S-03-05-Amended/Benson East; Approved 1/19/06  
 SDP-04-163/Benson East, Mass Grading; Approved 10/27/04  
 FDP 240-A-1/Benson East, Recorded 1/19/07  
 FDP 240-A-II/Benson East, Recorded 1/11/13  
 SDP-07-036/Benson East, Par. U, Signed 7/17/07  
 PB Approval to amend FDP 240-A-III for two additional gas pumps, 1/02/14  
 FDP 240-A-III, Recorded 1/24/14

Site Analysis:

The red line revisions propose the construction of two additional gas pumps on the Costco Gasoline Station parcel (for a total of eight) with extension of the existing canopy over the pumps, a relocation and reduction of the existing western recharge facility from 12' X 22' in size to 8' X 7', relocation of the bus stop, realignment of the sidewalk along Marie Curie Drive and related landscaping.

## FDP Requirements -

This site development plan is in compliance with all applicable requirements of FDP-240-A-III as follows:

LOD AREA:

- Area of Parcel U . . . . . 1.0596 Ac.
- Area of Proposed Disturbance . . . . . .29 Ac.

LOT COVERAGE (Criteria 12):

- Existing Building Coverage (Kiosk) . . . . 196 sq.ft.(.4% of parcel)
- Building Coverage Permitted Per FDP . . No Restriction per SDP Approved by PB

HEIGHT REQUIREMENT (Criteria 8):

- Canopy Building Height Proposed . . . . 16' – 6"
- Maximum Building Height Permitted Per FDP . . No Restriction per SDP Approved by PB

PARKING REQUIREMENT (Criteria 9):

- Number of Parking Spaces Provided . . . 2 spaces
- Number of Parking Spaces Required . . . 1/per employee on duty

**SETBACK REQUIREMENT (Criteria 6C-1):**

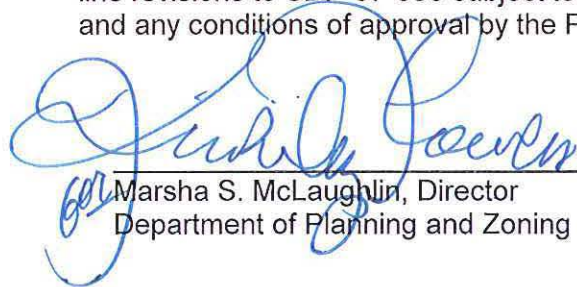
- Setback Proposed/Canopy. . . 8.8' from ROW of Marie Curie Drive (a private road)
- Setback Proposed/Gas Pump. .18' from ROW of Marie Curie Drive (a private road)
- Building Setback Required Per FDP . . . 15' from any Public ROW and 100' from any residential property line

**SPECIAL GAS STATION SITE CRITERIA FOR PARCEL U:**

- Red-line Revision complies with all gas station special criteria

**Recommendation:**

The Department of Planning of Planning and Zoning recommends approval of the red line revisions to SDP-07-036 subject to compliance with reviewing agency comments and any conditions of approval by the Planning Board.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

8-4-14  
Date

The site development plan file is available for public review a the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.

:btb



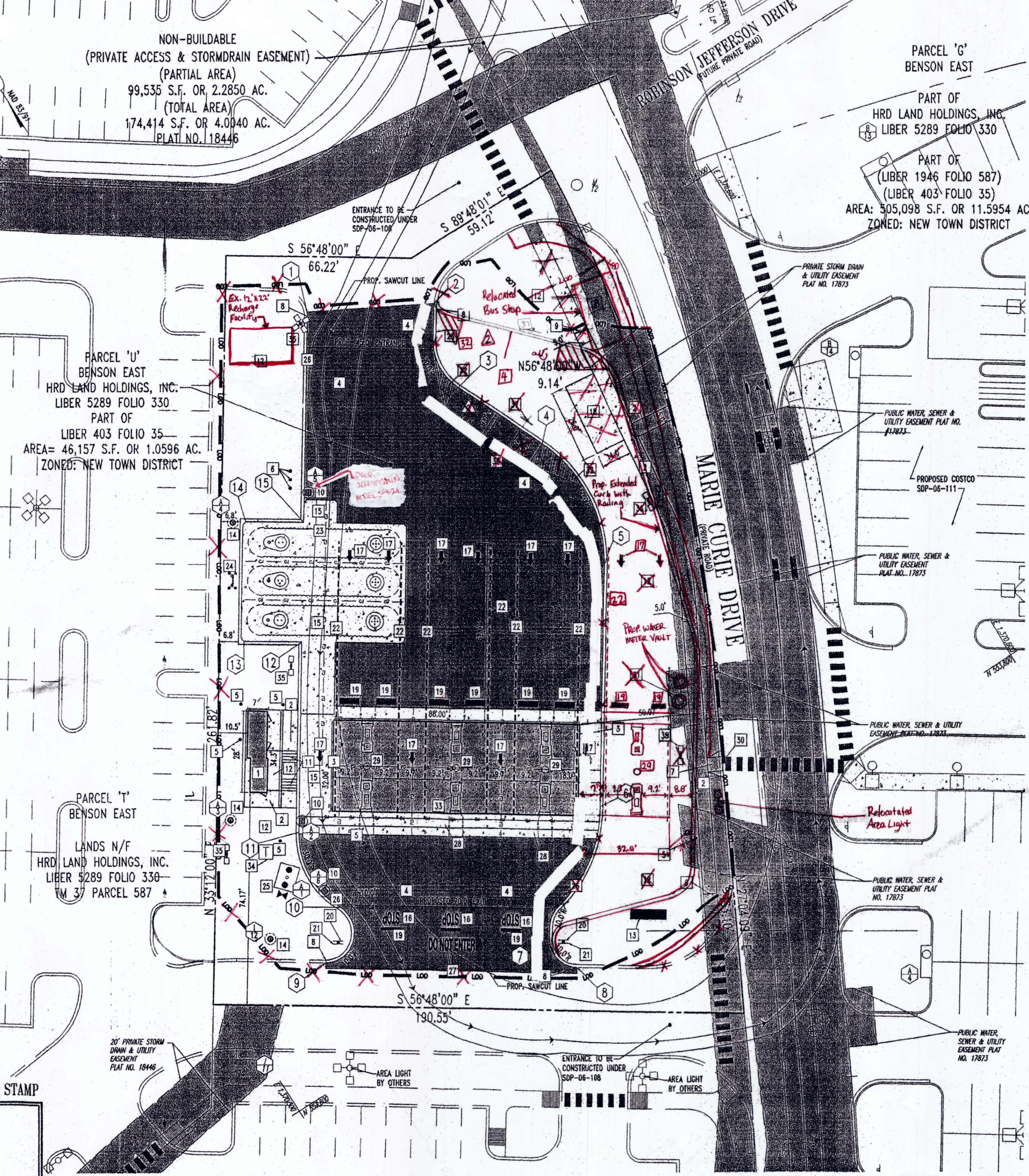
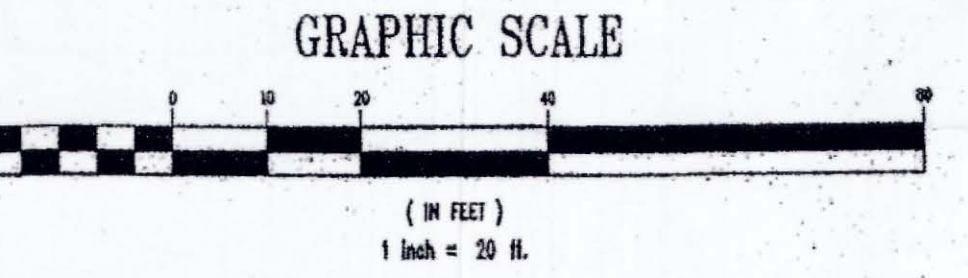
COORDINATES TABLE		
POINT NUMBER	NORTHING	EASTING
1	554035.1865	1370451.4029
2	554013.4971	1370491.3677
3	553983.7349	1370482.8697
4	553950.9191	1370497.7848
5	553902.8523	1370494.1041
6	553832.4394	1370448.0273
7	553806.5609	1370410.0902
8	553789.5960	1370410.9395
9	553838.8766	1370335.8306
10	553852.3320	1370350.2838
11	553882.6120	1370351.7908
12	553938.2361	1370388.1899
13	553949.5552	1370370.9235
14	553984.2810	1370393.6473
15	553972.9619	1370410.9137

PLANNING BOARD APPROVAL STAMP

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF-DEVELOPMENT ENGINEERING DIVISION  
DATE 7/5/07  
APPROVED: 7/16/07  
CHIEF-DIVISION OF LAND DEVELOPMENT  
DATE 7/16/07  
APPROVED: 7/16/07  
DIRECTOR  
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
DATE 7/16/07  
COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 2-08-07

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY BOHLER ENGINEERING, P.C. IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY BOHLER ENGINEERING, P.C. SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



ITEM DESCRIPTION

- 1 7'x28' CONTROLLER ENCLOSURE WITH RESTROOMS (196 S.F.) HEIGHT = 8'-1 1/4" (SEE SHEET 22 AND AG-2 FOR DETAIL)
- 2 PROPOSED CONCRETE SIDEWALK
- 3 32'x88' PUMP ISLAND CANOPY WITH 6 MPD'S PER CANOPY PLANS HEIGHT = 17'-6" (SEE SHEET 22 AND AG-2 FOR DETAIL)
- 4 HEAVY DUTY ASPHALT PAVEMENT
- 5 SANITARY CLEANOUT
- 6 STORM DRAIN CLEANOUT
- 7 PROPOSED HANDICAP RAMP (SEE SHEET 17 FOR DETAIL)
- 8 MATCH EXISTING CURB FOR GRADE AND LOCATION
- 9 PROPOSED CONNECTION TO EXISTING SIDEWALK
- 10 TYPE "S" INLET SINGLE GRATE (HOWARD COUNTY STD. DETAIL SD 4.22)
- 11 HANDICAP RAMP (SEE SHEET 17 FOR DETAIL)
- 12 LANDSCAPE AREA
- 13 PROPOSED OWNER MONUMENT SIGN (TO BE APPROVED BY SIGN CODE ADMINISTRATION)
- 14 PRECAST MANHOLE (HOWARD COUNTY STD. DETAIL G 5.12)
- 15 REINFORCED CONCRETE SLAB
- 16 "STOP" PAINT GRAPHIC (PER ARCHITECT)
- 17 DIRECTIONAL ARROW (PER ARCHITECT)
- 18 PROPOSED 6" CONCRETE PAD (TO BE USED FOR BUS STOP)
- 19 STOP BAR (PER ARCHITECT)
- 20 STOP SIGN (PER ARCHITECT)
- 21 "DO NOT ENTER" SIGN (PER ARCHITECT)
- 22 PAINTED LINE STRIPING
- 23 THREE (3) 30,000 GALLON UNDERGROUND GASOLINE STORAGE TANKS
- 24 TANK VENT WITH (4) BOLLARDS PER TANK AND ARCHITECTURAL PLANS
- 25 OIL/WATER SEPARATOR
- 26 ON-SITE CURB
- 27 "DO NOT ENTER" PAINT GRAPHIC
- 28 3' CONCRETE SWALE
- 29 TRASH RECEPTACLE (SEE SHEET 22 FOR DETAIL)
- 30 PROPOSED DEPRESSED CURB
- 31 PROPOSED 1/2" WATER METER (HOWARD COUNTY STD W-3.34)
- 32 PROPOSED STRIPING
- 33 PROPOSED GAS PUMP (TYPICAL) (SEE SHEET 22 AND AG-2 FOR DETAIL)
- 34 PROPOSED ELECTRICAL TRANSFORMER AND CONCRETE PAD
- 35 PROPOSED AREA LIGHT
- 36 PROPOSED PAINTED HANDICAP SYMBOL
- 37 PROPOSED HANDICAP PARKING SIGN

NOTE:

1. REFER TO SHEET 3 FOR APPLICABLE SITE NOTES.  
2. THE PLANNING BOARD HAS THE RESOLUTION TO ADD TWO NEW GAS PUMPS, CANOPY EXTENSION, AND SITE UPGRADES ON LANDSCAPE SURETY FOR PERIMETER LANDSCAPING AS SHOWN ON SHEET 18 IN THE AMOUNT OF \$11,000.00. THE PROPOSED REVISIONS ARE IN ACCORDANCE WITH THE REVISED FINAL DEVELOPMENT PLAN 240-A-II.



For Revision 2 Only

Professional Certification  
I, Michael J. Gese, hereby certify that these documents were prepared by me, and that I am a duly licensed Professional Engineer, under the Laws of the State of Maryland, License NO. 44097, Expiration Date 6/9/15

LEGEND	
	SANITARY SEWER STRUCTURE LABEL
	STORM DRAIN STRUCTURE LABEL
	ITEM "CALL OUT" LABEL
	HEAVY DUTY PAVING

REV.	DATE	DESCRIPTION	BY
2	1/29/14	REVISED BY L. J. BOHLER	BOHLER

OWNER/DEVELOPER: HRD LAND HOLDINGS, INC.  
HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
PHONE: (410) 992-6000

PROJECT: BENSON EAST  
PARCEL U; GASOLINE STATION WITH KIOSK (COSTCO GASOLINE); GATEWAY OVERLOOK SHOPPING CENTER

AREA: TAX MAP 37 GRID PARCELS 1 & 2 ZONED NEW TOWN 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

RECEIVED

JAN - 9 2009

DEVELOPMENT ENGINEERING  
DEPT. OF PLANNING & ZONING

MISS UTILITY



BEFORE YOU DO CALL  
1-800-267-7772  
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE  
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPROPRIATE.  
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

BOHLER ENGINEERING, P.C.  
PROFESSIONAL ENGINEERING SERVICES  
228230 DAVIS DRIVE, SUITE 200 STERLING, VIRGINIA, 20154  
CONTACT: DAVID B. BOHLER  
(703) 798-9500 FAX: (703) 798-9501 E: JBOHLER@BOHLER.COM

DESIGNED BY: J.A.  
DRAWN BY: R.F.  
PROJECT NO.: SD40011  
DATE: 6/25  
SCALE: AS SHG  
DRAWING NO.: 5 OF 22  
PROFESSIONAL ENGINEER NO. 21342